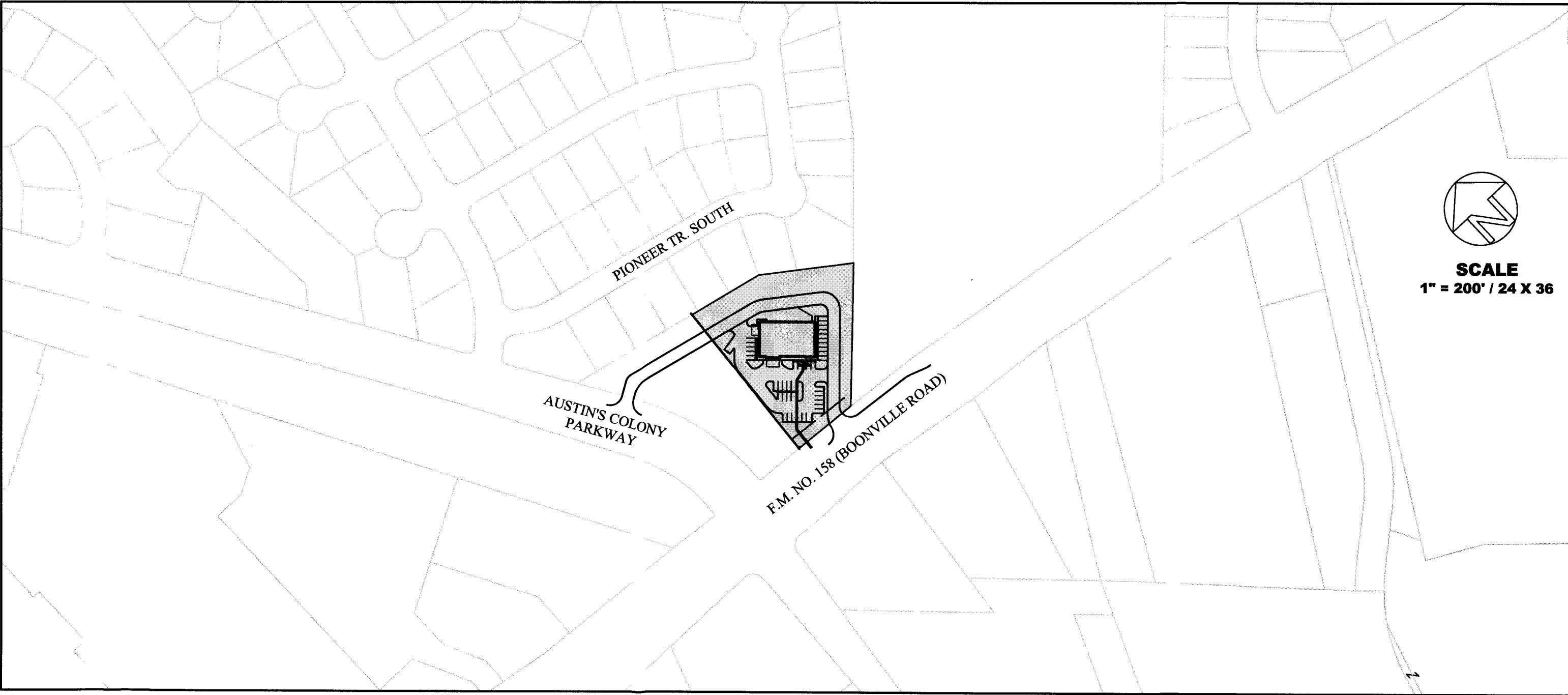


# SITE PLANS FOR COLONY COMMERCIAL L-2 B-1 PHYSICIAN'S ER

LOT 2, BLOCK 1  
COLONY COMMERCIAL SUBDIVISION  
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2016

PROJECT LOCATION MAP



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OWNED BY:  
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C/O MR. MARK CARRABBA  
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DEVELOPED BY:  
GULFTEX PROPERTIES, INC.  
6000 STAPLES, SUITE 205  
CORPUS CHRISTI, TEXAS 78413  
(361) 992-9700 EXT. 16

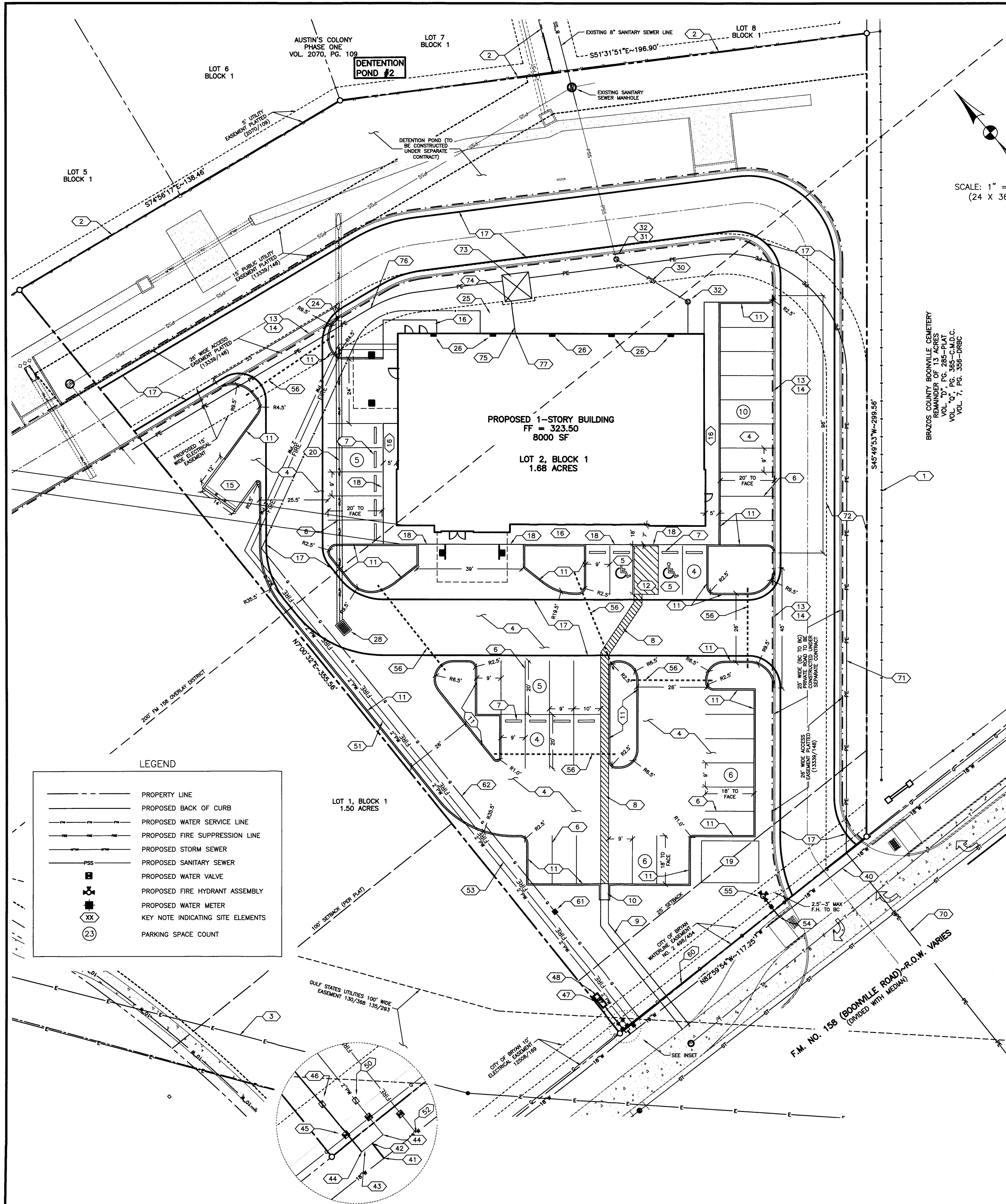
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THIS DOCUMENT IS RELEASED  
UNDER THE AUTHORITY OF  
ALFRED A. PAINE, P.E. 97221  
ON 5/18/2016 FOR THE  
PURPOSE OF INTERIM REVIEW.  
-NOT FOR CONSTRUCTION-

ENGINEER:

**CEC**  
D. DON DURDEN, INC.  
d.b.a. CIVIL ENGINEERING CONSULTANTS  
4101 S. TEXAS AVE., SUITE A  
BRYAN, TEXAS 77802  
TEL: (979) 846-6212  
FAX: (979) 846-8252  
REGISTRATION #F-2214  
SAN ANTONIO / LAREDO  
BRYAN / COLLEGE STATION





KEY NOTES	
SITE	
1	EXISTING CHAIN LINK FENCE
2	EXISTING WOOD FENCE
3	EXISTING OVERHEAD ELECTRIC TRANSMISSION LINE
4	INSTALL 6" CONCRETE PAVEMENT, #4 BARS @ 12" O.C.E.W.
5	PROVIDE HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE).
6	PROVIDE 4" WIDE PARKING STRIPE.
7	INSTALL 6" CONCRETE WHEEL STOP (FACE OF WHEEL STOP TO BE 2' FROM END OF STALL).
8	PROVIDE STANDARD 3" WIDE ADA ROUTE, MARKINGS PER ADA STANDARDS.
9	INSTALL 3" WIDE, 4" CONCRETE SIDEWALK, #3 BARS @ 12" O.C.E.W.
10	INSTALL ADA COMPLIANT RAMP: 6' LONG @ 12 : 1 SLOPE
11	INSTALL STANDARD 6" REINFORCED CONCRETE CURB & GUTTER POURED MONOLITHICALLY WITH PAVEMENT
12	PROVIDE HANDICAP LOADING ZONE - PAVEMENT MARKING ACCORDING TO TAS/ADA
13	EXISTING CURB - SAW CUT, DEMO, REMOVE & DISPOSE OF OFF-SITE
14	PROVIDE J-JOINT CONCRETE CONNECTION AT PAVEMENT INTERSECTION
15	INSTALL 14" WIDE x 12" DEEP DUMPSIDE PAD WITH BOLLARDS. 8" CONCRETE PAVEMENT WITH #5 BARS @ 12" O.C.E.W. (SEE DETAIL SHEET)
16	4" THICK REINFORCED CONCRETE SIDEWALK, EXTEND BUILDING SELECT FILL &/OR STABILIZATION TO EXTENT OF ADJACENT SIDEWALK, #3 BARS @ 12" O.C.E.W.
17	PROVIDE FIRE LANE DESIGNATION - 8" WIDE FIRE LANE STRIP PAINTED RED WITH WORKING FIRE LANE - NO PARKING, TOW AWAY ZONE IN 4" WHITE LETTERS, WORKING MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT
18	INSTALL STANDARD FLUSH RIBBON CURB POURED MONOLITHICALLY WITH PAVEMENT
19	CONCRETE WASHOUT AREA
DRAINAGE	
PIPE TO BE HDPE (ADS-N12 WT - WATER TIGHT) FITTINGS (TEES, BENDS, COUPLERS, END CAPS ETC.) TO BE DUAL WALL-WATER TIGHT. ALL DOWNSPOUTS MUST BE CONNECTED TO STORM SEWER SYSTEM VIA 6" HDPE PIPE LAID @ 1% MIN. GRADE. INSURE WATER TIGHT CONNECTION AT DOWNSPOUT WITH BOOT ADAPTER.	
REFER TO GRADING PLAN FOR MORE INFORMATION	
20	INSTALL 18" STORM DRAIN, ~112 LF 18" HDPE PIPE (ADS N-12) @0.5%
21	NOT USED
22	NOT USED
23	NOT USED
24	CONNECT TO EXISTING STORM DRAIN STUB OUT (TO BE CONSTRUCTED UNDER SEPARATE CONTRACT)
25	NOT USED
26	PROPOSED DOWNSPOUT PER BUILDING PLANS.
27	NOT USED
28	INSTALL 25.75"x40.75" AREA INLET. INLET TO BE NEENAH FOUNDRY R-1878 SERIES, TYPE-A (HEAVY DUTY)

SANITARY	
30	INSTALL ~43 LF OF 6" PVC (SDR 26, ASTM D3037, GASKETED) SANITARY SEWER SERVICE (AT 4" BELOW FINISHED FLOW) @1.0% CAP AND MARK END WITH 4" PVC PIPE PAINTED GREEN EXTENDING 4" ABOVE GROUND.
31	PROVIDE DEEP CUT CONNECTION TO EXISTING 6" SANITARY SEWER STUB OUT (TO BE CONSTRUCTED UNDER SEPARATE CONTRACT) FL=314.03
32	INSTALL CLEANOUT TO SERVICE LINE WITH PVC WYE, CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION. INSTALL CLEANOUT COVER FLUSH WITH FINISHED GRADE.
WATER	
40	EXISTING 18" WATER LINE, ASSUMED 5' BURY DEPTH, CONTRACTOR TO VERIFY DEPTH.
41	INSTALL 4" TAPPING SLEEVE AND VALVE.
42	INSTALL 4"x2" TEE
43	INSTALL 2" TO 1.5" REDUCER
44	INSTALL TWO (2) 45° BENDS
45	INSTALL 1.5" WATER SERVICE FOR IRRIGATION
46	INSTALL 1.5" WATER METER FOR IRRIGATION. REFER TO CITY OF BRYAN STANDARD DETAILS.
47	INSTALL BACKFLOW PREVENTER (DOUBLE CHECK VALVE) ON NEW IRRIGATION LINE.
48	INSTALL APPROXIMATELY 1 LF OF 1.5" WATER LINE STUBOUT FOR IRRIGATION LINES. CAP AND MARK END WITH 4" PVC PIPE PAINTED BROWN EXTENDING 3" ABOVE GROUND.
49	NOT USED
50	INSTALL 2" WATER SERVICE W/ METER. REFER TO CITY OF BRYAN STANDARD DETAILS.
51	INSTALL ~240 LF OF 2" WATER SERVICE LINE. REFER TO CITY OF BRYAN STANDARD DETAILS
52	INSTALL 6" TAPPING SLEEVE AND VALVE WITH LOOKABLE LD (ISOLATION VALVE)
53	INSTALL ~330 LF OF 6" FIRE SUPPRESSION LINE.
54	INSTALL 6" TAPPING SLEEVE AND VALVE FOR FIRE HYDRANT LANE
55	INSTALL STANDARD BRYAN FIRE HYDRANT ASSEMBLY WITH APPROXIMATELY 10 LF OF LINE AND ALL REQUIRED APPURTENANCES.
56	INSTALL IRRIGATION SLEEVES (2-4" PVC-SCHED 40) EXTEND 3' BEYOND BACK OF CURB OR EDGE OF PAVEMENT. CAP & MARK ENDS WITH 4" PVC PAINTED BROWN EXTENDING 3" ABOVE GROUND
ATMOS GAS	
CONTACT LUIS CISNEROS (PH: 979-774-2506, EMAIL: LUIS.CISNEROS@ATMOSENERGY.COM) FOR EXACT ROUTING, MATERIALS, DESIGN, & LOCATION.	
60	EXISTING ATMOS GAS LINE
61	GAS METER @ 50' LF FROM EXISTING LINE. TO BE INSTALLED BY ATMOS GAS
62	INSTALL ~320 LF OF 2" POLY GAS SERVICE LINE @36" MIN. BURY
ELECTRICAL	
70	PROVIDE ~120 LF BORE ACROSS FM 158. MINIMUM 4" BURY.
71	INSTALL ~322 LF PRIMARY ELECTRICAL CONDUIT (3-2" GRAY SCHED. 40 PVC W/ PULL STRINGS & END CAPS). @ 4" BURY (TO BE PULLED BY BTU).
72	15' ELECTRICAL EASEMENT.
73	INSTALL ELECTRICAL TRANSFORMER PAD PER BTU SPECIFICATIONS. SPECIFICATIONS TO BE DETERMINED.
74	ELECTRIC METER @ TRANSFORMER, INSTALLED BY BTU
75	INSTALL ~13 LF SECONDARY ELECTRICAL CONDUIT. ONE (1) 4" SCHEDULE 40 ELECTRICAL CONDUIT @ 4" BURY (TO BE PULLED BY CONTRACTOR)
76	INSTALL ~154 LF PRIMARY ELECTRICAL CONDUIT (3-2" GRAY SCHED. 40 PVC W/ PULL STRINGS & END CAPS). CONNECT TO EXISTING CONDUIT STUB OUTS @ 4" BURY (TO BE PULLED BY BTU).
77	INSTALL ELECTRICAL GUTTER PER BUILDING PLANS
VERIZON & SUDENLINK	
CONTACT BRENDA VAJDAK (PH: 979-821-4770) @ VERIZON FOR EXACT REQUIREMENTS. INSTALL 2-4" PVC VERIZON CONDUIT @ 36" BURY.	
CONTACT CHRIS GOOTEE (PH: 979-595-2429) @ SUDENLINK FOR EXACT REQUIREMENTS. SUDENLINK CONDUIT TO FOLLOW VERIZON ROUTE. INSTALL 2-2" PVC CONDUIT, MIN. 30" BURY, PROVIDE MIN. 9" VERTICAL SEPARATION BETWEEN CROSSING UTILITIES.	
80-100	RESERVED

## PARKING ANALYSIS:

PARKING SPACES REQUIRED:  
RETAIL SALES: - 1 SPACE / 200 GFA  
8000 GFA / 200 = 40 SPACES  
TOTAL SPACES REQUIRED: 40

SPACES PROVIDED:  
STANDARD= 38  
HANDICAP= 2  
TOTAL SPACES PROVIDED: 40

## SITE SPECIFIC NOTES:

- PROJECT IDENTIFICATION:  
PROJECT NAME: COLONY COMMERCIAL LOT 2, BLOCK 1 - PHYSICIANS ER  
LOCATION: APPROXIMATELY 1.88 ACRES LOCATED ADJACENT TO F.M. NO. 158 (BOONVILLE ROAD) ON THE NORTH SIDE, TO THE WEST LIES AUSTIN'S COLONY PARKWAY. THE SUBJECT TRACT ABUTS THE BRAZOS COUNTY BOONVILLE CEMETERY.
- DEVELOPED BY:  
GULFTEX PROPERTIES, INC.  
C/O MR. MARK CARABARRA  
P.O. BOX 683  
BRYAN, TX 77806  
(361) 992-9700 EXT. 16
- TOTAL SITE AREA: 1.88 ACRES.
- CURRENT USE: VACANT
- PROPOSED USE & IMPROVEMENTS: EMERGENCY ROOM BUILDING AND PARKING, DRIVE AISLES, UTILITIES AND LANDSCAPING.
- NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 48062, PANEL NO. 0215F, MAP NO. 48041C0215F. MAP REVISED APRIL 2, 2014.
- ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, ETC. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING AGENCY.
- IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
- BUILDING AREA: 8,000 SQ.FT. (GROSS) & MAXIMUM BUILDING HEIGHT: 27'-8" AT ENTRY TOWER.
- ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER APPLICABLE CITY ORDINANCE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH PARTNERSHIP & FURNISHING CONTRACTOR. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.
- ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. SUCH SCREENING SHALL BE COORDINATED WITH BUILDING ARCHITECTURE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAMINATION AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- DEMOLITION / CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE PROVIDED BY CONTRACTOR WHEN NECESSARY.
- PARKING: THERE ARE 38 REGULAR PARKING SPACES AND 2 HANDICAP SPACES - 40 TOTAL SPACES.
- ALL ELECTRIC & COMMUNICATIONS CONDUIT TO BE INSTALLED W/ PULL STRINGS AND END CAPS, WITH ENDS EXTENDING 2' BEYOND PAVEMENT. MARK DIPS OF CONDUIT WITH PVC EXTENDING 3" ABOVE GROUND AS FOLLOWS: ELECTRIC-4" PAINTED RED; VERIZON/COMMUNICATIONS-3" PAINTED ORANGE; IRRIGATION-3" PAINTED BROWN; WATER-4" PAINTED BLUE.
- ITEMS CALLED AS "PROPOSED", "PROVIDE" OR "INSTALL" ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR INCLUDING OF ANY MATERIALS, LABOR, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SITE ELEMENT. ALL ITEMS NECESSARY FOR PROPER COMPLETION OF THE WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK.
- ALL RADII AREA DIMENSIONS FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL SIGNAGE IS PERMITTED SEPARATELY.
- SITE LIGHTING IS TO BE INSTALLED WITH THIS PROJECT. THE OWNER WILL SPECIFY TYPE OF LIGHT FIXTURE AND POLE TO BE USED. SITE LIGHTING IS TO BE A PERFORMANCE SPECIFICATION. CONTRACTOR SHALL REFER TO OWNER'S ELECTRICAL AND LIGHTING PLANS FOR FINAL TYPES & LOCATION OF ALL SITE LIGHTING & CONDUIT ROUTING. CONTRACTOR IS TO FURNISH & INSTALL LIGHT POLE BASES WITH PULL STRINGS, WIRING, PULL BOXES, TRANSFORMERS, PAVES AND ALL APPURTENANCES NECESSARY FOR PROPER OPERATION OF THE LIGHTING SYSTEM. CONTRACTOR TO RECORD LOCATIONS OF ALL CONDUIT ROUTES.
- CONCRETE WASHOUT AREA(S) TO BE OVER EXCAVATED AND WASTE MATERIAL REMOVED & DISPOSED OF OFF-SITE. PRIOR TO PROJECT CLOSEOUT, FILL AREA BACK TO PLAN GRADE / EXISTING GROUND.

## GENERAL NOTES:

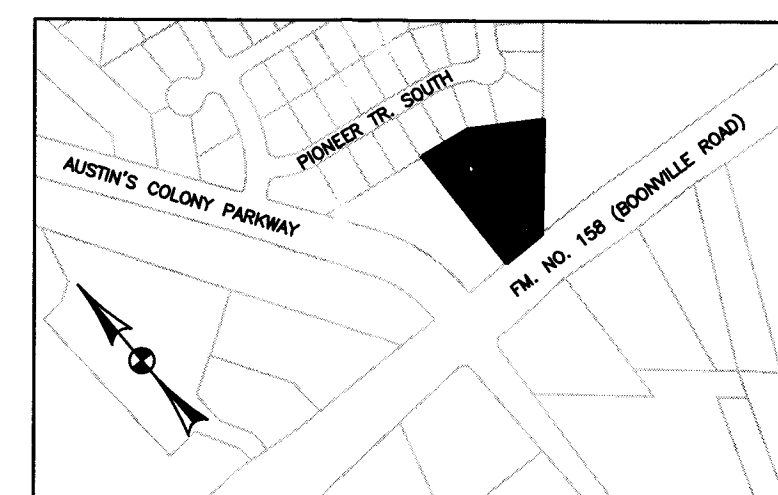
- ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY OR DOCUMENTS OBTAINED BY CIVIL ENGINEERING CONSULTANTS (CEC) FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT POSITIONS.
- CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION OF WORK ELEMENT AFFECTED. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION ON DATA RELIED ON TO LOCATE UTILITIES. CONTRACTOR TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS AND ANY RELOCATION, REMOVAL, AND INSTALLATION, OR ADJUSTMENTS TO ALL EXISTING FACILITIES REQUIRED FOR PROTECTION OF THE INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO CONTACT TEXAS 11 & CITY OF BRYAN WATER SERVICES DEPARTMENT 96 HOURS PRIOR TO CONSTRUCTION. SPECIFIC ATTENTION SHOULD BE PAID TO FRANCHISE UTILITIES AS WELL AS OIL AND GAS PIPELINE COMPANIES. SHOULD A CONFLICT ARISE BETWEEN THE PROPOSED CONSTRUCTION AND AN EXISTING UTILITY, CONTACT CEC 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO MAINTAIN AND INSURE INTEGRITY OF ALL EXISTING UTILITIES. CLOSURE ATTENTION IS TO BE PAID TO ANY EXISTING POWER, TELEPHONE, & FIBER OPTIC LINES & POLES.
- UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL MATERIALS AND DEBRIS DEMOLISHED OR REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER & ENGINEER.
- CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAYS AND IS RESPONSIBLE FOR CLEANUP IF SUCH OCCURS. CONTRACTOR IS TO INSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ON TO ANY PUBLIC OR PRIVATE STREETS OR LAND AND IS RESPONSIBLE FOR SITE CLEANUP AFTER EACH DAYS WORK. CONTRACTOR IS TO MAKE USE OF BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING EXISTING STORM SEWER OR CREEK AREAS. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION PERIOD AND UNTIL GRASS IS ESTABLISHED.
- CONTRACTOR IS TO BROADCAST SEED ALL DISTURBED AREAS FOR RE-ESTABLISHMENT OF VEGETATION WITH GRASS SEED MIX AS INDICATED IN THE SWP3 PLAN OR LANDSCAPE PLAN (DEPENDING ON LOCATION). CONTRACTOR TO DISK AREAS TO BE SEED TO A DEPTH OF 6". CONTRACTOR TO GUARANTEE COVERAGE AND ESTABLISHMENT OF GRASS FOR A PERIOD OF 6 WKS. COVERAGE SHALL BE DEFINED AS 80% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SF.
- LIMITS OF WORK: CONTRACTOR IS TO CONFINE ALL WORK TO OWNER'S PROPERTY. NO CONSTRUCTION ACTIVITY IS ALLOWED ON OR THROUGH PRIVATE PROPERTY UNLESS COVERED BY A PUBLIC UTILITY EASEMENT OR OTHER DOCUMENTED AGREEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAMINATION AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

## UTILITY DEMANDS:

## WATER &amp; SANITARY SEWER DEMANDS:

WATER:  
AVERAGE DEMAND ..... ??? GPD (? GPM)  
PEAK DEMAND ..... AVERAGE DEMAND X 4  
PEAK DEMAND ..... ? GPM

SANITARY SEWER:  
AVERAGE DEMAND ..... ??? GPD (? GPM)  
PEAK DEMAND ..... AVERAGE DEMAND X 4  
PEAK DEMAND ..... ? GPM

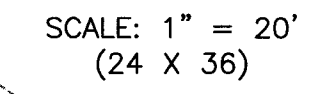
VICINITY MAP  
(NOT TO SCALE)

DESIGNED BY: S.H.	DRAWN BY: DD & S.H.	APPROVED: AAP	JOB NO: E0649900
DON D. DURDEN, INC. d.d.a. CIVIL ENGINEERING CONSULTANTS 4101 S. TEXAS AVE., SUITE A BRYAN, TEXAS 77802 TEL: (979) 848-5212 FAX: (979) 848-5212 REGISTRATION #F-2214			
THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF ALFRED A. PAXNE, P.E. 97221 ON 5/19/2016 FOR THE PURPOSE OF INTERIM REVIEW. -NOT FOR CONSTRUCTION-			
DESCRIPTION	DATE	REV	
GULFTEX PROPERTIES, INC. COLONY COMMERCIAL L-2 B-1 PHYSICIANS ER SITE PLAN BRYAN, BRAZOS COUNTY, TEXAS			
SHEET NO. C1.1			







[illegible]

EXISTING EDGE OF PAVEMENT	_____
PROPOSED EDGE OF PAVEMENT	_____
EXISTING CONTOURS	_____ 300 _____
PROPOSED CONTOURS	_____ 300 _____
EXISTING SANITARY SEWER MANHOLE	SS
EXISTING SANITARY SEWER LINE	SS
EXISTING STORM SEWER MANHOLE	S
EXISTING STORM SEWER LINE	ST
EXISTING TELEPHONE PEDESTAL	#
EXISTING TELEPHONE LINE	T
EXISTING TELEVISION PEDESTAL	#
EXISTING TELEVISION CABLE	TV
EXISTING WATER METER	W
EXISTING WATER LINE	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	HD
EXISTING OVERHEAD ELECT. LINE	E
EXISTING POWER POLE	•
EXISTING LIGHT POLE	★
EXISTING PIPE LINE	PL

PR. EL. = PROPOSED ELEVATION
EX. EL. = EXISTING ELEVATION
GF = GUTTER FLOW LINE
BC = BACK OF CURB
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK

EARTHWORK NOTES:

- [illegible]

1. CONCRETE SHALL BE 3500 PSI, 28 DAY COMPRESSIVE STRENGTH PORTLAND CEMENT CONCRETE. TEST CYLINDERS SHALL BE CAST AT 100 PSI SET 3 PER 100 CYC OF CONCRETE PLACED OR A MINIMUM OF 1 SET OF 3 PER STRUCTURE AT TIME OF POUR.

2. STEEL REINFORCEMENT FOR USE IN THE ROAD PAVEMENT SYSTEM SHALL BE GRADE 60 OR BETTER. THE CONCRETE SHALL BE PLACED ON A 4" EXISTING CHEMICALLY TREATED STABILIZED SUBGRADE. REINFORCEMENT IS TO BE COMPARED TO 50% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-998 AT A MOISTURE CONTENT OF OPTIMUM TO +4% OF OPTIMUM.

3. JOINTING: FOR THE CONCRETE SIDEWALKS AND DRIVES, FREQUENT CONCRETE JOINTS SHOULD BE USED TO PREVENT CRACKING. CONTRACTOR TO SUBMIT A JOINTING PLAN WITH A MAXIMUM JOINT SPACING AS SHOWN:

- \* THICK SIDEWALK = SIDEWALK WIDTH
- \* MAIN DRIVE AREAS = 14'

EXPANSION JOINTS SHALL BE PLACED AT ANTICIPATED STRESS POINTS AND DOWELS SHALL BE PLACED ACROSS THESE JOINTS.

4. CONTRACTOR SHALL EXCLUDE TRAFFIC FROM CONCRETE PAVEMENT BY MEANS OF BARRICADES AND SIGNS UNTIL CONCRETE IS AT LEAST 14 DAYS OLD. CONSTRUCTION TRAFFIC SHALL BE EXCLUDED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.

5. MATERIAL AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, BRIDGES AND AIRPORTS, WITH THE FOLLOWING EXCEPTIONS: 1) TYPE 1 MARKING MATERIALS NEED NOT BE PURCHASED FROM THE DEPARTMENT, AND 2) GLASS BEADS MAY BE OMITTED. MARKING MATERIAL SHALL BE TYPE II PAINT-TYPE MATERIAL.

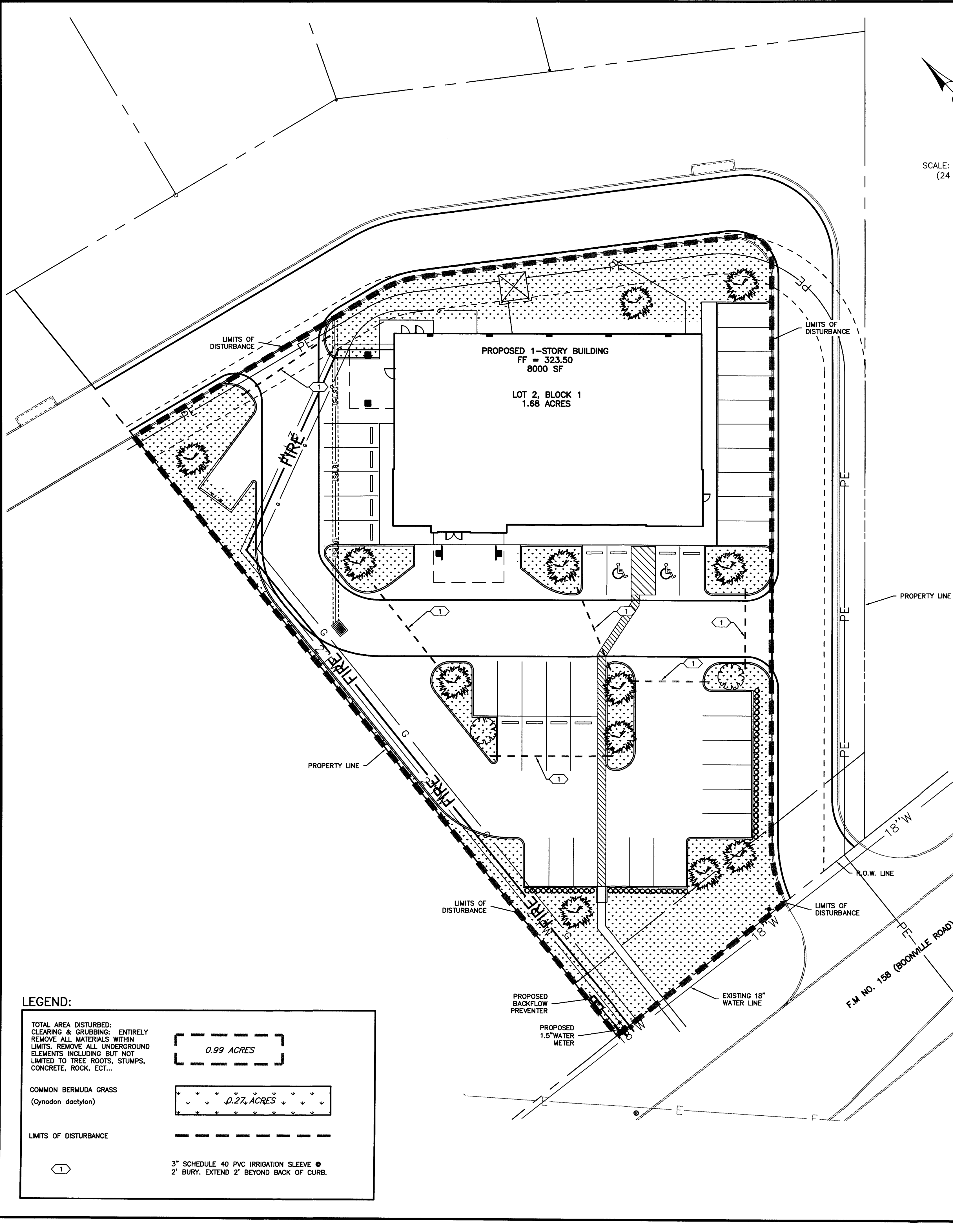
1. THE OWNER SHALL OBTAIN AN INDEPENDENT TESTING LABORATORY TO CONDUCT ALL MATERIALS/COMPACTION TESTING. THE TESTING LABORATORY SHALL BE APPROVED BY THE ENGINEER. THE TESTING LABORATORY SHALL BE CAPABLE OF PERFORMING NITROGEN TESTING SHALL BE PAID FOR BY THE OWNER. FAILED TESTS AND RE-TESTS SHALL BE PAID FOR BY THE OWNER. THE TESTING LABORATORY SHALL SUBMIT REPORTS THAT PASS THE RESULTS CORRELATE WITH RESULTS TO BE DELIVERED TO OWNERS AND CIVIL ENGINEERING CONSULTANTS.

2. SUB-GRADE STABILIZATION / GENERAL PRACTICE: OPTIMUM MOISTURE/DENSITY RELATIONSHIP TO BE DETERMINED AT RATE OF MINIMUM ONE (1) TEST CYLINDER PER 100 CUM YD OF COMPACTED THICKNESS. IN-PACE DENSITY & MOISTURE CONTENT TO BE TAKEN AT A RATE OF (MINIMUM) FOR EVERY 250 SQ YD FOR EACH 6" OF COMPACTED THICKNESS.

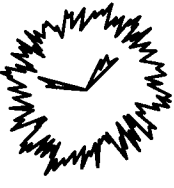
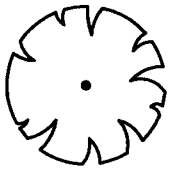

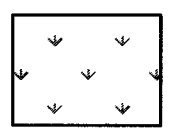
3. SUB-GRADE STABILIZATION: A LIME OR CEMENT SERIES SHALL BE RUN TO DETERMINE THE EXACT AMOUNT OF LIME OR CEMENT REQUIRED TO STABILIZE THE SUB-GRADE. THE EXACT AMOUNT OF LIME OR CEMENT TO BE USED FOR EACH 6" OF CONTENT TESTS TO BE TAKEN AT A RATE OF (MINIMUM) FOR EVERY 250 SQ YD FOR EACH 6" OF COMPACTED THICKNESS.

4. CONCRETE: TEST CYLINDERS TO BE TAKEN AT A RATE OF 1 SET OF 3 PER 100 CUY OF CONCRETE PLACED OR A





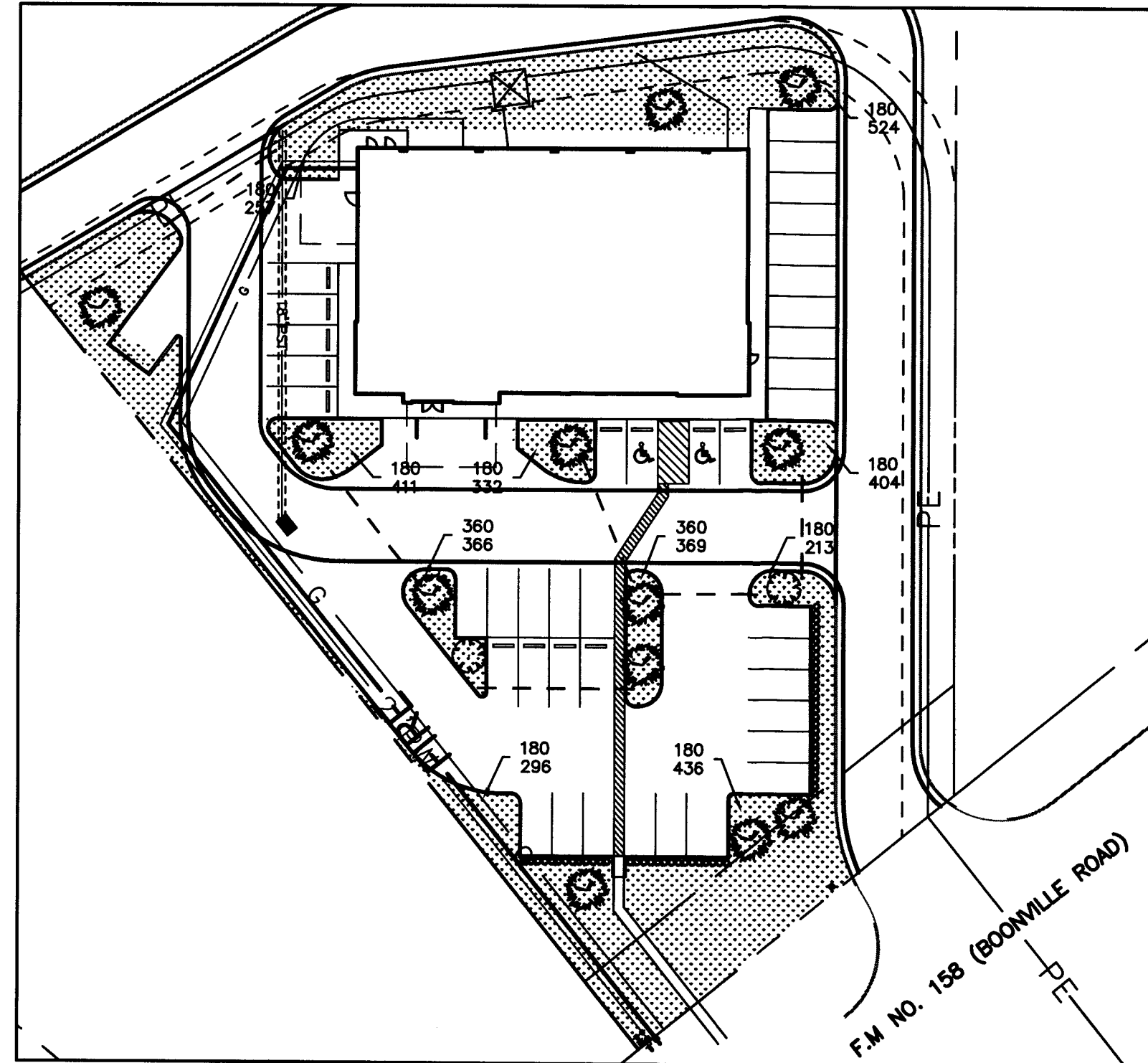
SCALE: 1" = 20'  
(24 X 36)

PLANT LIST:						
KEY	QUANTITY	SIZE	COMMON NAME (BOTANICAL NAME)	SF VALUE	TOTAL SF	COMMENTS
CANOPY TREES:						
	12	3.5" CAL.	Live Oak (container) ( <i>Quercus chinensis</i> )	350	4200	3.5" CALIPER MINIMUM AT 12" ABOVE GRADE. MATURE CROWN HEIGHT GREATER THAN 20'
NON-CANOPY TREES:						
	2	1.25" CAL.	Crape Myrtle (container) ( <i>Lagerstroemia indica</i> ) "Watermelon Red"	150	300	1.25" CALIPER, MINIMUM AT 12" ABOVE GRADE. MAX HEIGHT LESS THAN 20'
SHRUBS:						
	56	24" HEIGHT (MIN. 5 GAL.)	JUNIPER ( <i>Juniper Species</i> )	20	1120	SHRUBS TO BE 24" HIGH AT PLANTING AND REACH 36" WITHIN 1 CALENDAR YEAR
TURF GRASS:						
	11762	SF	COMMON BERMUDA GRASS ( <i>Cynodon dactylon</i> )	10/100 SF	*960	HYDROMULCH  *960 SF = 15% MAX ALLOWANCE OF TOTAL LANDSCAPING POINTS FOR GROUND COVER

SITE LANDSCAPE CALCULATIONS	
LANDSCAPING REQUIREMENTS:	
POINT CALCULATIONS:	
SITE AREA: *17% OF DEVELOPED AREA (BUILDING SITE & PARKING)	
37650 X 17% = 6401 SF	
*SITE AREA = 17% DUE TO FM 158 OVERLAY DISTRICT ZONING	
POINTS REQUIRED:	6,401 POINTS
PROVIDED LANDSCAPING:	
NEW CANOPY TREES (Container)	
12 @ 350 SF (3" CAL. minimum)	= 4,200 POINTS
NEW NON-CANOPY TREES (Container)	
2 @ 150 SF (1.25" CAL. minimum)	= 300 POINTS
SHRUBS	
56 @ 20 SF (5 gal. minimum)	= 1120 POINTS
GRASSES & GROUND COVER	
11762 @ 10/100 SF	= 960 POINTS
TOTAL POINTS PROVIDED:	6580 POINTS

END ISLAND CALCULATIONS	
SF PROVIDED: 2,300	PROVIDED: 3806 SF
SF REQUIRED: 180	(-) END ISLAND REQUIRED: 12 X 180 SF (-) 2160 SF
EXCESS ISLAND AREA: 1448 SF	

- GENERAL NOTES:
- ALL PLANT MATERIAL SHALL BE PRUNED / SHAPED AFTER INSTALLATION TO REMOVE ANY BROKEN OR DAMAGED BRANCHES AND TO GIVE UNIFORMITY OF SHAPE.
  - VERIFY ALL QUANTITIES BEFORE INSTALLATION.
  - BROKEN PIECES OF SOIL (SMALLER THAN 8" SQUARE) ARE NOT ACCEPTABLE.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CLEARING ANY DIRT OR MUD FROM PRIVATE AND PUBLIC DRIVEWAYS, PAVEMENT, STREETS, ETC. LANDSCAPE CONTRACTOR IS ALSO RESPONSIBLE FOR KEEPING THE SITE CLEAN DURING CONSTRUCTION AND PLANT INSTALLATION.
  - OWNER IS RESPONSIBLE FOR MAINTAINING EROSION & SEDIMENT CONTROL AFTER CONSTRUCTION & UNTIL ESTABLISHMENT OF VEGETATION ALL PROPOSED "NEW CANOPY TREES" SHALL BE CONTAINERIZED AND HAVE A MINIMUM TRUNK DIAMETER OF 3" MEASURED 12" ABOVE GRADE. INSTALL 3" DIAMETER MULCH RINGS (3" THICK) AROUND ALL TREES. ALL FLOWER BEDS AND MULCH RINGS SHALL BE TOP DRESSED WITH A 2" LAYER OF BLACK HUMUS.
  - AN AUTOMATIC IRRIGATION SYSTEM WILL COVER THE ENTIRE LANDSCAPED AREAS. IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS & SUBMITTED TO CITY FOR APPROVAL.
  - BEDDING SOIL MIX SHALL BE A RAISED (ABOVE GRADE) 8" LAYER OF 20% SANDY LOAM TOPSOIL AND 80% BLACK HUMUS (BLACK VULVET). PROVIDE POSITIVE DRAINAGE AND DO WHATEVER IS NECESSARY TO ACCOMMODATE FINISH FLOOR ELEVATIONS, WEEP HOLES, ETC.
  - FIVE POUNDS OF FERTILIZER (3-2-1 RATIO) PER 1000 SQ. FT. SHALL BE INCORPORATED INTO BEDDING SOIL.
  - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES, AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
  - TREE LOCATIONS SHOWN ARE APPROXIMATE. PRIOR TO INSTALLATION, HAVE ALL UNDERGROUND UTILITIES MARKED. ADJUST TREE LOCATIONS AS NEEDED TO AVOID DAMAGE TO NEW OR EXISTING UTILITIES OR IRRIGATION LINES. CONTRACTOR IS RESPONSIBLE FOR AND DAMAGE TO EXISTING OR NEW FACILITIES. MAINTAIN 10' SEPARATION BETWEEN CANOPY TREES AND PUBLIC WATER & SANITARY SEWER LINES.
  - LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 1 YEAR.
  - ALL DISTURBED AREAS SHALL BE HYDROMULCH SEEDING (AS PER EROSION CONTROL PLAN) IN ACCORDANCE WITH TXDOT 182/164. PRIOR TO FINAL REVEGETATION, CONTRACTOR IS TO PLACE TOPSOIL TO A DEPTH OF 6". TOPSOIL IS TO BE DISKED TO A DEPTH OF AT LEAST 4" AND LIGHTLY COMPACTED.
  - RE-VEGETATION: HYDROMULCH: GRASS SEED MIX TO BE AS SPECIFIED BELOW. PRIOR TO HYDROMULCH OPERATIONS, CONTRACTOR TO REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" INCLUDING WITHIN DITCH SECTIONS. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL BE AS SHOWN ON PLANS. HYDROMULCH TO BE INSTALLED PER TXDOT ITEM 164.
- SEED MIX:
- |                 |                 |                  |
|-----------------|-----------------|------------------|
| FEB 1 - MAY 15: | GREEN SPRINGTOP | 0.3 LB. PLS./AC. |
|                 | BERMUDA GRASS   | 2.4 LB. PLS./AC. |
| SEP 1 - NOV 30: | TALL FESCUE     | 4.5 LB./AC.      |
|                 | ORIS            | 24 LB./AC.       |
|                 | WHEAT           | 34 LB./AC.       |
- FERTILIZER: 3-1-2 RATIO FERTILIZER W/ SULFUR & TRACE ELEMENTS @ 350 LBS PER ACRE. HYDROMULCH TO BE "RICE" FIBER MULCH 1" W/ TACKIFIER - APPLICATION RATE OF 2500 LBS/ACRE. GRASS SEED AND FERTILIZER INCORPORATED INTO SLURRY.
  - IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2384. ALL BACK FLOW DEVICES SHALL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2384.



LEGEND:

TOTAL AREA DISTURBED:  
CLEARING & GRUBBING: ENTIRELY  
REMOVE ALL MATERIALS WITHIN  
LIMITS. REMOVE ALL UNDERGROUND  
ELEMENTS INCLUDING BUT NOT  
LIMITED TO TREE ROOTS, STUMPS,  
CONCRETE, ROCK, ECT...

COMMON BERMUDA GRASS  
(*Cynodon dactylon*)

LIMITS OF DISTURBANCE

0.99 ACRES

0.27 ACRES

3" SCHEDULE 40 PVC IRRIGATION SLEEVE @  
2' BURY. EXTEND 2' BEYOND BACK OF CURB.

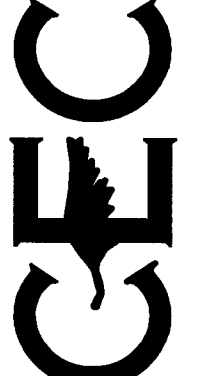
DESIGNED BY: S.J.H.

DRAWN BY: S.J.H.

APPROVED: A.A.P.

JOB NO: E0549900

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FAX: (817) 846-8252  
REGISTRATION #F-2214

  
SAN ANTONIO / LAREDO  
BRYAN / COLLEGE STATION

REV	DATE	DESCRIPTION

GULFTEX PROPERTIES, INC.

COLONY COMMERCIAL L-2 B-1 PHYSICIANS ER  
LANDSCAPING PLAN

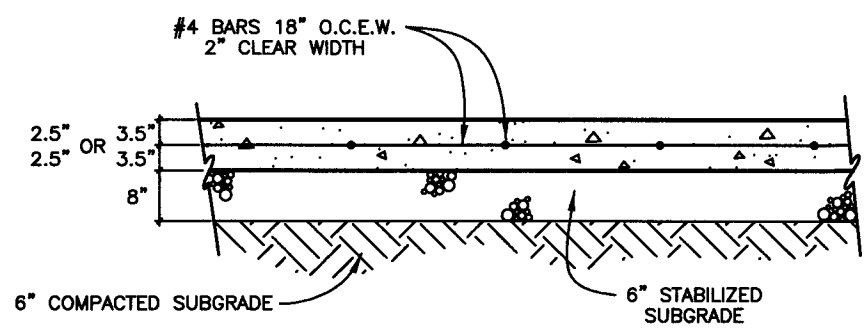
BRYAN, BRAZOS COUNTY, TEXAS

SHEET NO:

C4.1



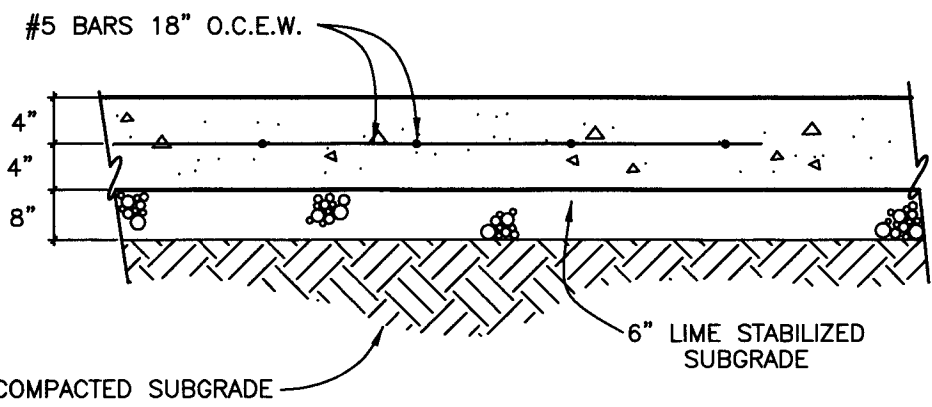
K:\DATA\BOS\PROJ\_2016\EG049900\COLONY COMMERCIAL L-2 B-1 PHYSICIANS ER\CADD\ENGINEERING\EG049900 - C5.1 NOTES AND DETAILS.DWG May 18, 2016



- NOTES:
1. CONCRETE TO BE 3500 PSI - 28 DAY STRENGTH PORTLAND CEMENT CONCRETE.
  2. TEST CYLINDERS TO BE TAKEN 1 SET PER 100 CY OF CONCRETE PLACED or 3 PER POUR (MIN).
  3. ALL TRAFFIC IS TO BE EXCLUDED FROM PAVEMENT BY MEANS OF BARRICADES AND SIGNS UNTIL CONCRETE IS AT LEAST 14 DAYS OLD.
  4. SUBGRADE AND STABILIZED SUBGRADE TO BE COMPACTED TO MIN. 95% STANDARD PROC. (ASTM D 698)

**REINFORCED CONCRETE PAVEMENT**

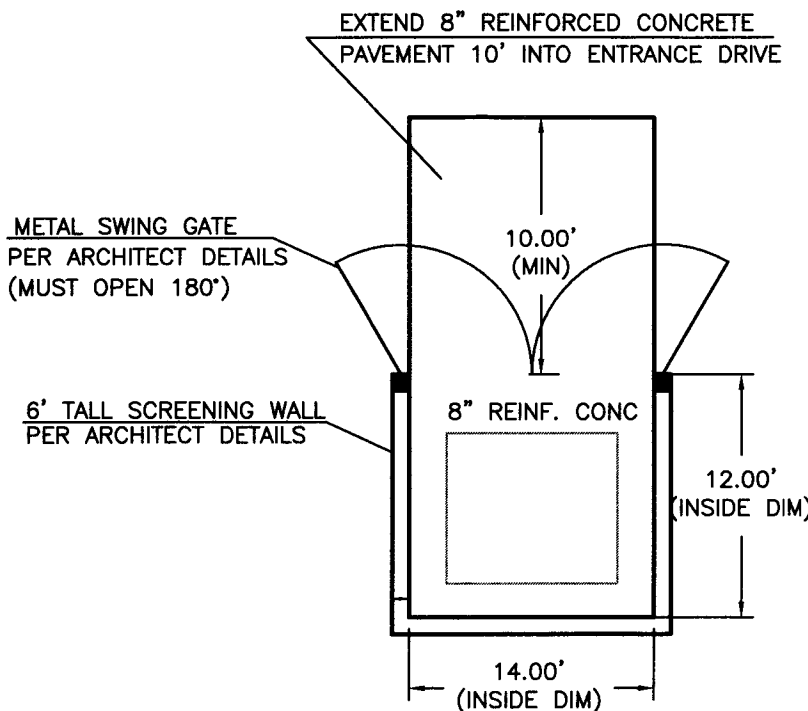
5" - 7" THICKNESS NOT TO SCALE



- NOTES:
1. CONCRETE TO BE 3500 PSI - 28 DAY STRENGTH PORTLAND CEMENT CONCRETE
  2. ALL TRAFFIC IS TO BE EXCLUDED FROM PAVEMENT BY MEANS OF BARRICADES AND SIGNS UNTIL CONCRETE IS AT LEAST 14 DAYS OLD.
  3. SUBGRADE AND LIME STAB. BASE TO BE COMPACTED TO MIN. 95% STANDARD PROC. (ASTM D 698)

**REINFORCED CONCRETE DUMPSTER PAD & APRON**

8" THICKNESS NOT TO SCALE

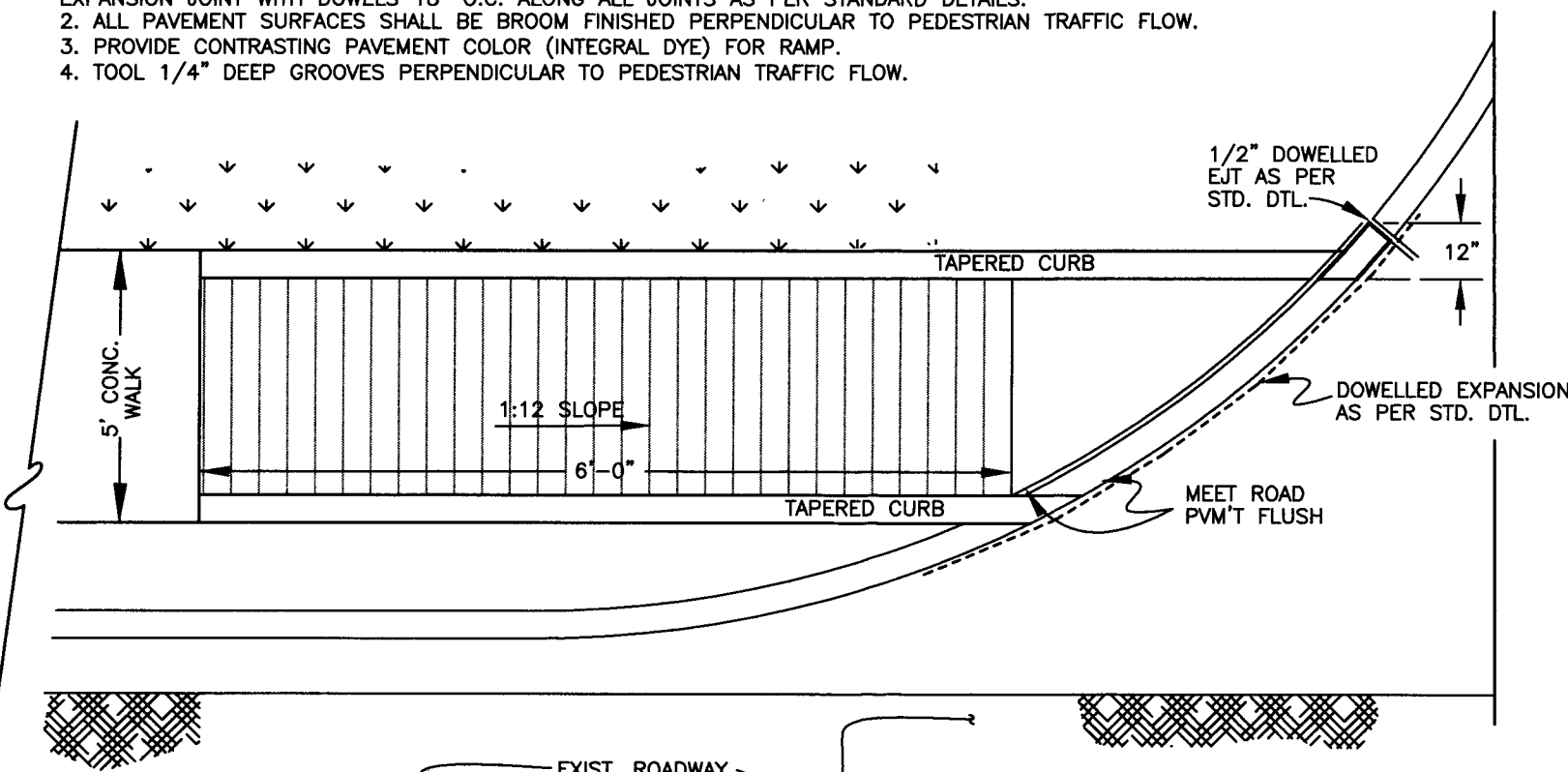


- NOTES:
1. FOR INSTALLATIONS WHERE SITE GRADING EXTERIOR TO THE SCREENING WALL IS ABOVE DUMPSTER PAD ELEVATIONS, UTILIZE CONCRETE RETAINING WALL AND PLACE SCREENING WALL ON TOP TO ACHIEVE 6' TOTAL HEIGHT.
  2. 8" REINF. CONC. PAD TO EXTEND UNDER SCREENING WALL.

**DUMPSTER ENCLOSURE**

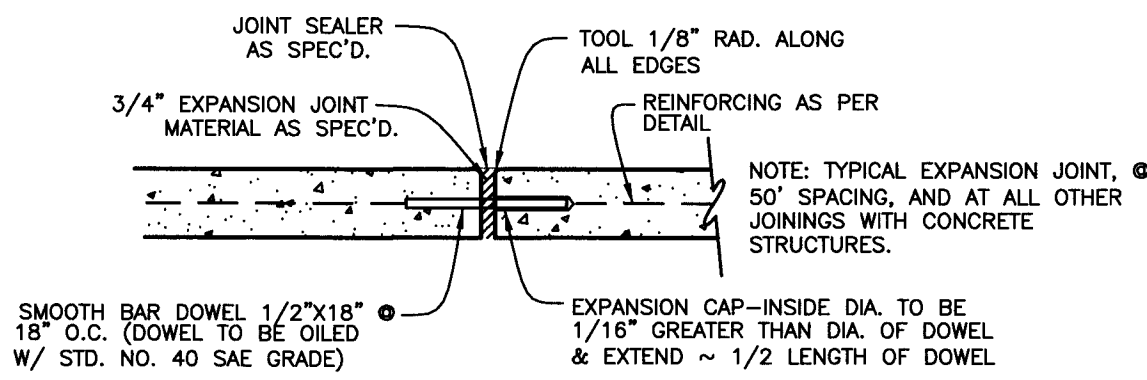
NOT TO SCALE

- NOTES:
1. WHERE EXISTING VALLEY GUTTER AND CURB ARE REMOVED TO ACCOMMODATE NEW RAMP, PROVIDE EXPANSION JOINT WITH DOWELS 18" O.C. ALONG ALL JOINTS AS PER STANDARD DETAILS.
  2. ALL PAVEMENT SURFACES SHALL BE BROOM FINISHED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW.
  3. PROVIDE CONTRASTING PAVEMENT COLOR (INTEGRAL DYE) FOR RAMP.
  4. TOOL 1/4" DEEP GROOVES PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW.



**ADA RAMP DETAIL**

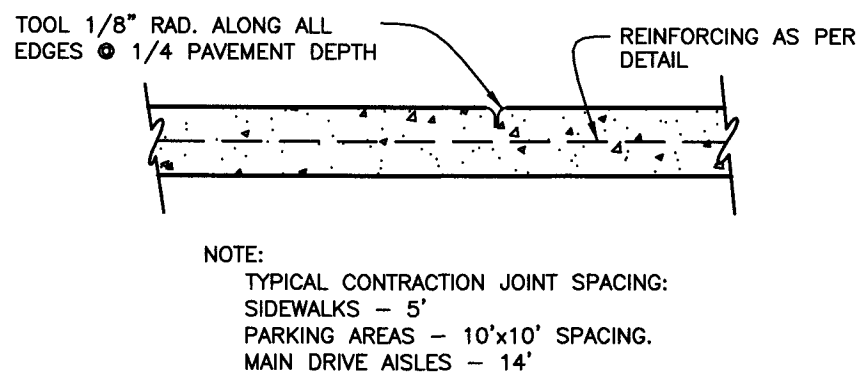
NOT TO SCALE



- MATERIALS:
- EJT: FILLER TO BE "SEALTIGHT-FIBRE EXPANSION JOINT FILLER"
- EJT: SEALANT TO BE "SEALTIGHT-#164, HI-SPEC OR SOF-SEAL"
- HOT APPLIED SEALANT - BOTH AS MFD. BY W.R. MEADOWS, INC.

**EXPANSION JOINT (EJT)**

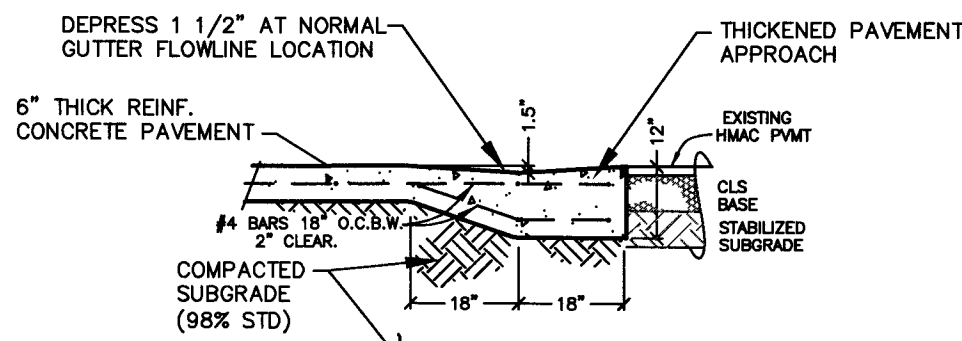
NOT TO SCALE



- NOTE:
- TYPICAL CONTRACTION JOINT SPACING:
- SIDEWALKS - 5'
- PARKING AREAS - 10'x10' SPACING.
- MAIN DRIVE AISLES - 14'

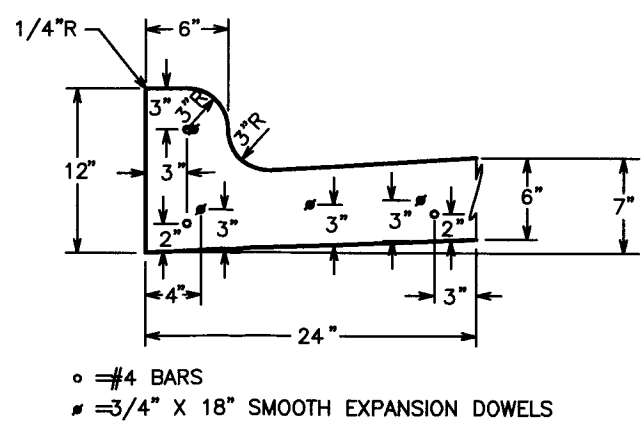
**CONTRACTION JOINT**

NOT TO SCALE



**CONCRETE PAVEMENT JUNCTION AT EXISTING HMAc PAVEMENT**

NOT TO SCALE

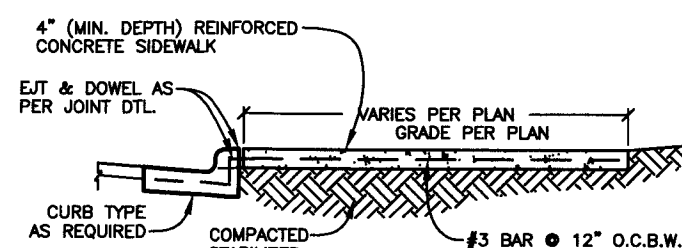


- NOTE:
1. EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 50' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S.
  2. SLOPE GUTTER PER GRADING PLAN TO ENSURE POSITIVE DRAINAGE

**MONOLITHIC CONCRETE CURB & GUTTER SECTION**

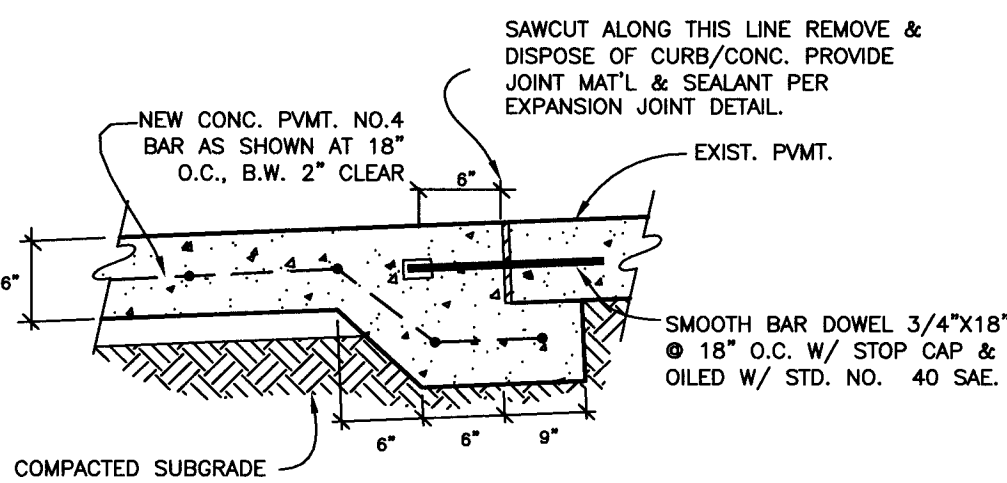
NOT TO SCALE

- NOTE:
1. ALL PAVEMENT SURFACES SHALL BE BROOM FINISHED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW.



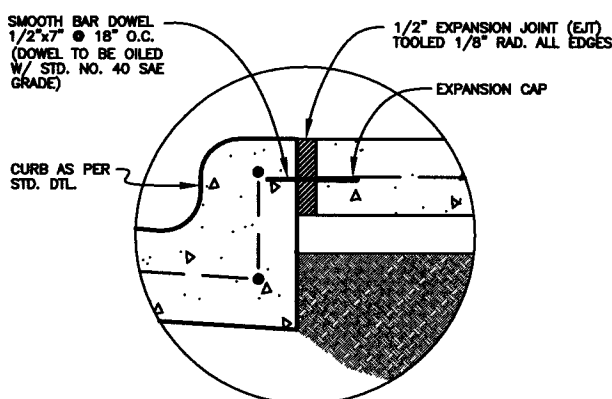
**STD. CONCRETE SIDEWALK**

NOT TO SCALE



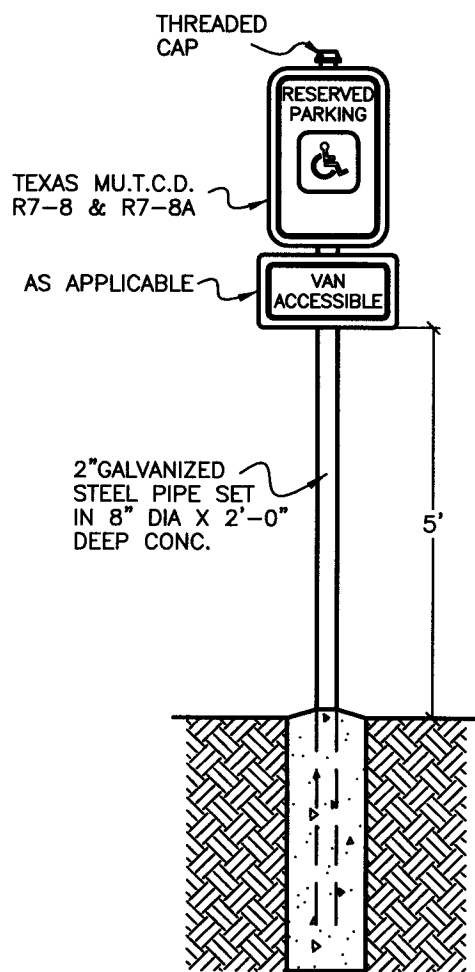
**PAVEMENT JUNCTION / PAVMENT REPAIR**

NOT TO SCALE



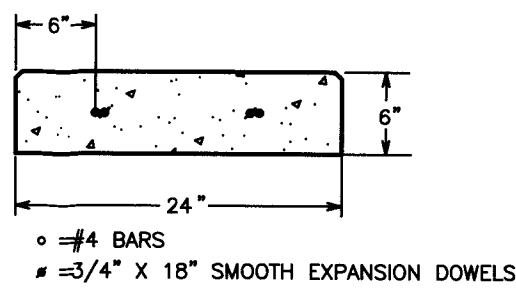
**JOINT DETAIL**

NOT TO SCALE



**HANDICAP PARKING SIGN**

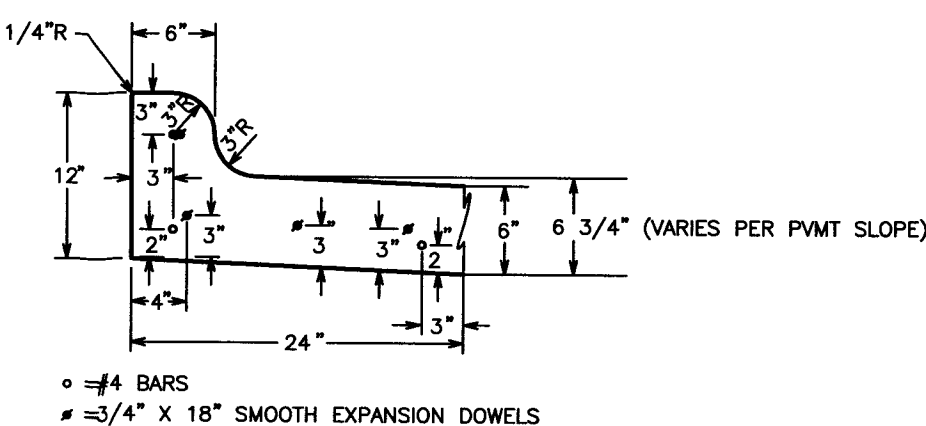
NOT TO SCALE



- NOTE:
1. EXPANSION JOINTS IN CURB SHALL BE SPACED AT A MAXIMUM DISTANCE OF 50' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S.

**CONCRETE FLUSH CURB SECTION**

NOT TO SCALE



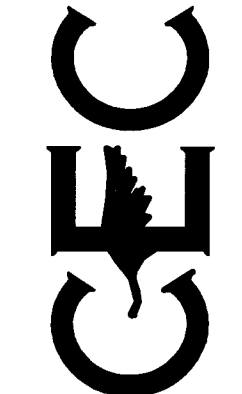
- NOTE:
1. EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 50' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S.
  2. SLOPE GUTTER PER GRADING PLAN TO ENSURE POSITIVE DRAINAGE

**MONOLITHIC CONCRETE SPILL CURB SECTION**

NOT TO SCALE

DESIGNED BY:	DJD
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APPROVED:	AAP
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ALFRED A. PAINE, P.E. 97221  
ON 5/18/2016 FOR THE  
PURPOSE OF INTERIM REVIEW.  
-NOT FOR CONSTRUCTION-

REV	DATE	DESCRIPTION

GULFTEX PROPERTIES, INC.	COLONY COMMERCIAL L-2 B-1 PHYSICIANS ER
NOTES & DETAILS	
BRYAN, BRAZOS COUNTY, TEXAS	

SHEET NO.

C5.1